



City of Somerville

URBAN DESIGN COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

APRIL 27, 2021 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS	ARRIVED
Daniel Bartman	Designated Co-Chair	<i>Present</i>	
Cortney Kirk	Designated Co-Chair	<i>Present</i>	
Frank Valdes	Member	<i>Present</i>	
Deborah Fennick	Member	<i>Present</i>	
Andrew Arbaugh	Member	<i>Absent</i>	
Heidi Cron	Member	<i>Absent</i>	
Tim Talun	Member	<i>Late</i>	6:45pm

The meeting was held via GoToWebinar and was called to order by Co-Chair, Daniel Bartman at 6:06pm and adjourned at 8:33pm. As authorized by the Somerville Zoning Ordinance, Co-Chair and Director of Planning & Zoning Sarah Lewis designated Senior Planner Daniel Bartman to serve as Co-Chair in her place for this meeting. Co-Chair & Director of Public Space & Urban Forestry Luisa Oliveira designated Cortney Kirk to serve as Co-Chair in her place for this meeting.

The meeting went into recess until 6:30pm, due to only having two voting members present. At 6:30pm, there were still not enough members present. The Commission went into another recess until 6:45pm. At 6:45pm, the Commission then had a quorum.

DESIGN REVIEW: Boynton Yards Master Plan Civic Space 1

Ian Ramey presented for the applicant team. The goal of the space is to provide an activated, 18-hour public space that equally serves the tenants of the proposed commercial building and the community members.

Mr. Ramey discussed the findings of the Civic Space Study that was conducted. They found that there is a need for active uses and for flexible open spaces that can accommodate a wide range of pop-up activities.

Mr. Ramey spoke about the amount of sun the space will get throughout the day, the current firefighter memorial on the site, and the programming possibilities. The site will include public seating, community fire pits, moveable furniture, a water feature, and other activator features; such as a space for food trucks.

Mr. Ramey reviewed the proposed landscape plan and Green Score. He also spoke about how the civic space works with the abutting buildings.

The team plans to open an interim temporary park in early fall 2021, which will include temporary walks and lawn. They plan to use this as an opportunity to test out different programming and activities.

The Commission and the applicant discussed the transition from the buildings to the civic space, the maintenance of the community fire pits, how to make the space feel welcoming to the public, and the possibility of adding an exterior staircase at the southwest end of the green slope area. They also spoke about the relocation of the South Street Farm, bike parking, and the amount of effort and funding that the City will need to put in to maintain the space. The Commission suggested changing the pavers to a more natural tone to warm up the space.

Following a motion by Member Valdes, seconded by Member Fennick, the Commission voted unanimously (3-0) that the design guidelines for a Neighborhood Park were satisfied.

Following a motion by Member Fennick, seconded by Member Valdes, the Commission voted unanimously (3-0) to incorporate the feedback given this evening into the design.

RESULT:

RECOMMENDED

DESIGN REVIEW: Boynton Yards Master Plan Building 2

Victor Agran presented for the applicant team. The team worked closely with the Civic Space design team to design Building 2. They strived to make connections with the community and the landscape.

Mr. Agran walked the Commission through three massing options; Approach 1: Link, Approach 2: Origami, and the preferred Approach 3: Open Book. He then showed a concept design for the Open Book massing option.

Ian Ramey presented the landscape plan. Broad sidewalks will be on the North side of building and they will try to activate the space under the canopy as a playful space to help incorporate subspaces for a variety of uses. There will be protected bike lanes that loop around South Street to Webster Street. The required Green Score is 0.200, and their landscape plan exceeds that with a total of 0.214.

Victor Agran then presented three façade design concepts. Façade Concept A incorporates glass at the corners, texture throughout the rest of the building, sunshades, and aluminum coping at the top and bottom. Façade Concept B has a lot more metal on one side and glass on the other, sunshades, and aluminum composite panels. Façade Concept C presents as a much darker look with thick aluminum metal panels throughout most of the building, glass at the corners, extruded aluminum mullion, and sunshades. Mr. Agran then discussed the podium of the building, including the public arcade area. He also noted that the building is targeting LEED Platinum and discussed the main ways they plan to achieve that goal.

The Commission and applicant team discussed the penthouse design, the proposed building materials, the two-story winter market space, lighting, adding the staircase back in at the end of the green slope, and the service area of the building.

Following a motion by Member Talun, seconded by Member Fennick, the Commission voted unanimously (3-0) to recommend Building Massing Option 3.

Following a motion by Member Fennick, seconded by Member Talun, the Commission voted unanimously (3-0) to continue this review to a future meeting date.

RESULT:

CONTINUED

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning & Zoning Division at planning@somervillema.gov.